

MITIGATION MONITORING AND REPORTING PROGRAM

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Initial Study IS 20-01

Major Use Permit UP 20-01

Impact Category	Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented
Aesthetics					
The project has some potential to impact aesthetics due to the greenhouse lighting that would be necessary.	<u>AES-1</u> : Blackout film shall be required on each greenhouse used to mitigate any light from spilling out beyond the greenhouse(s).	Applicant, contractor	Applicant	Prior to cultivation	
Agriculture					
The project has some potential to impact agriculture uses in the vicinity.	<u>AG-1</u> : the applicant shall revise the project scope and provide up to 22,000 square feet of cannabis canopy area inside of greenhouses only. A revised site plan shall be submitted to the Community Development Department for review prior to a public hearing on this use permit.	Applicant	Applicant	Prior to Use Permit approval	
Air Quality					
The project has the potential to create fugitive dust during construction and expose sensitive	<u>AQ-1</u> : Prior to obtaining the necessary permits and/or approvals for any phase, applicant shall contact the Lake County Air Quality Management District and obtain an Authority to Construct (A/C) Permit for all operations and for	Applicant; project contractor	Applicant; Community Development Department	Prior to cultivation	

receptors to pollutant concentrations.	any diesel powered equipment and/or other equipment with potential for air emissions.				
	<u>AQ-2:</u> All mobile diesel equipment used must be in compliance with State registration requirements. Portable and stationary diesel powered equipment must meet the requirements of the State Air Toxic Control Measures for CI engines.	Applicant; project contractor	Applicant	During construction	
	<u>AQ-3:</u> The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data Sheet (MSDS) for all volatile organic compounds utilized, including cleaning materials. Said information shall be made available upon request and/or the ability to provide the Lake County Air Quality Management District such information in order to complete an updated Air Toxic emission Inventory.	Applicant; project contractor	Applicant	During construction	
	<u>AQ-4:</u> All vegetation during site development shall be chipped and spread for ground cover and/or erosion control. The burning of vegetation, construction debris, including waste material is prohibited.	Applicant; project contractor	Applicant; Lake County Air Quality Management District; Community Development Department	Life of the project	
	<u>AQ-5:</u> The applicant shall have the primary access and parking areas surfaced with chip seal, asphalt or an equivalent all weather surfacing to reduce fugitive dust generation. The use of white rock as a road base or surface material for travel routes and/or parking areas is prohibited.	Applicant; project contractor	Applicant	During construction ; Life of the project	

	<u>AQ-6:</u> All areas subject infrequent use of driveways, over flow parking, etc., shall be surfaced with gravel. Applicant shall regularly use and/or maintain graveled area to reduce fugitive dust generations.	Applicant; project contractor	Applicant	During construction	
	<u>AQ-7:</u> All cannabis cultivation shall occur in greenhouses that are equipped with carbon air filtration systems (or similar). If a non-carbon air filtration system is used, it shall be reviewed and approved by Community Development and/or Air Quality (Lake County) prior to any cultivation activity occurring.	Applicant	Applicant	Life of the project	
	<u>AQ-8:</u> The applicant shall apply water to the ground during any and all site preparation work that is required for the greenhouses and drying building, as well as during any interior driveway improvements to mitigate dust migration.	Applicant, contractor	Applicant	During construction	
Cultural, Geological and Tribal Cultural Resources					
Construction of the Project has the potential for accidental discovery of unknown, undiscovered cultural resources and tribal cultural resources.	<u>CUL-1:</u> Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted in the vicinity of the find(s), the applicant shall notify the local overseeing Tribe, and a qualified archaeologist to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. Should any human remains be encountered, the applicant shall notify the Sheriff's Department, the local overseeing Tribe, and a qualified archaeologist for proper internment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5.	Project contractor; Qualified archaeologist	Applicant	During site preparation and throughout construction activities	

	<u>CUL-2:</u> All employees shall be trained in recognizing potentially significant artifacts that may be discovered during ground disturbance. If any artifacts or remains are found, the local overseeing Tribe shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Director shall be notified of such finds.	Applicant, Project contractor; Qualified archaeologist	Applicant	Prior to site preparation and throughout construction activities	
Noise					
There is some potential for noise-related impacts from the project; therefore mitigation measures are incorporated to mitigate noise-related impacts.	<u>NOI-1:</u> All construction activities including engine warm-up shall be limited Monday Through Friday, between the hours of 7:00am and 7:00pm to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. This mitigation does not apply to night work.	Applicant; Project contractor	Applicant	During site preparation and construction activities; during life of project	
	<u>NOI -2:</u> Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00AM to 7:00PM and 45 dBA between the hours of 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines.	Applicant; Project contractor	Applicant	During site preparation and construction activities; during life of project	
	<u>NOI-3:</u> The operation of the Air Filtration System shall not exceed levels of 57 dBA between the hours of 7:00AM to 10:00PM and 50 dBA from 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.2) measured at the property lines.	Applicant; Project contractor		During site preparation and construction activities; during life of project	